

# First Park 121

Midway Road & FM 544 | Lewisville, TX



## Contacts:

### Broker Contact:

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### Owner Contact:

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All information furnished regarding the property for sale, rental or financing is obtained from sources deemed reliable. No representation is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. First Industrial Realty Trust, Inc. represents the Seller in this transaction and as such owes all duties and obligations thereto.



**37,500 to 219,808 SF For Lease**

## First Park 121 Midway Road & FM 544 | Lewisville, TX

- Phase 1 includes Buildings A and B, Phase 2 can be modified for Build-to-Suits
- 50% 5 year real property tax reimbursement from the City of Lewisville
- Excellent access to SH-121, with close proximity to I-35E and the North Dallas Tollway
- 7 miles from Plano's Legacy Business Park and Frisco's 5 Billion Dollar Mile
- Abundant shopping, dining, and other amenities nearby

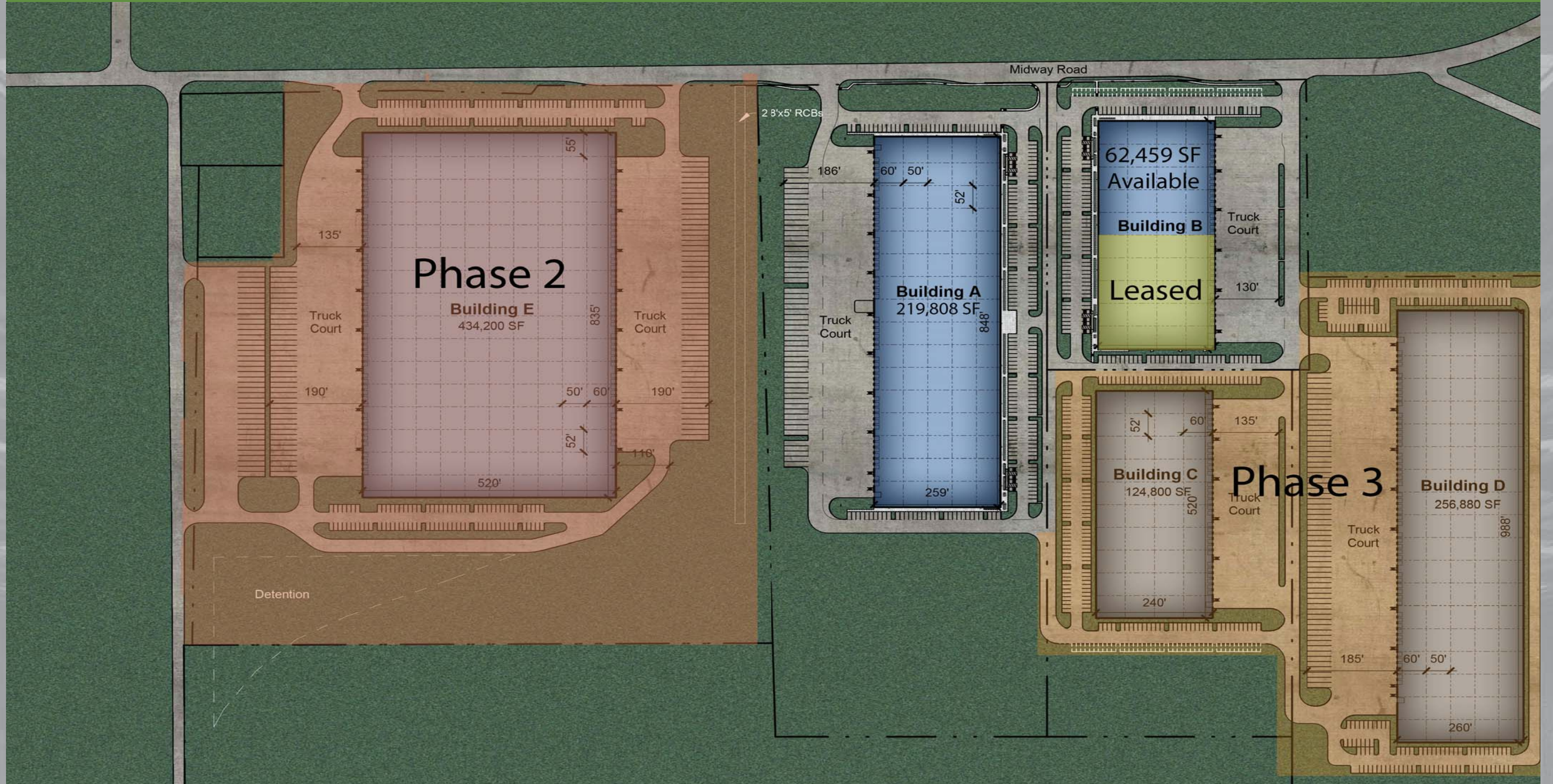
## Specifications for Phase 1

	Building A	Building B
<b>Available Space:</b>	219,808 SF	62,459 SF
<b>Office:</b>	Build-to-Suit	Build-to-Suit
<b>Ceiling Height:</b>	32' Clear	32' Clear
<b>Sprinkler System:</b>	ESFR	ESFR
<b>Roof:</b>	60 Mil TPO	60 Mil TPO
<b>Roof Insulation:</b>	R-20	R-20
<b>Loading:</b>	50 Dock Doors 2 Ramps	15 Dock Doors 1 Ramp
<b>Trailer Parking:</b>	53 Spaces	---
<b>Car Parking:</b>	222 Spaces	84 Spaces
<b>Future Car Parking:</b>	---	20 Spaces



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Park Plan



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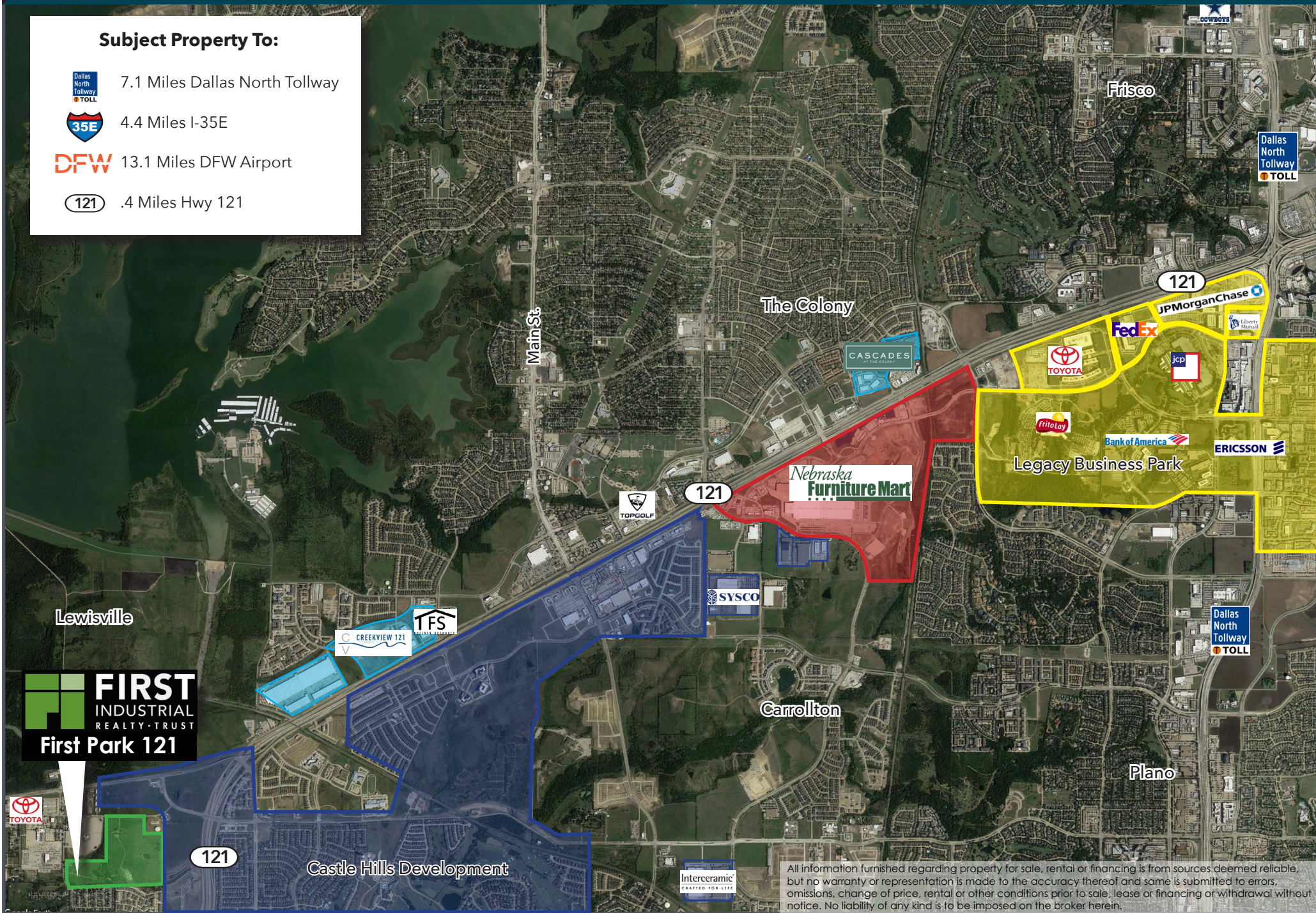


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## Subject Property To:

-  7.1 Miles Dallas North Tollway
-  4.4 Miles I-35E
-  13.1 Miles DFW Airport
-  .4 Miles Hwy 121



**FIRST**  
INDUSTRIAL  
REALTY TRUST  
**First Park 121**

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# 5 BUILDING DEVELOPMENT - 1,162,488 SF

